

RESIDENTIAL PROPERTY RECORD CARD**CITY OF SPRINGFIELD****Situs: 34 EMERSON ST****Map ID: 046550006**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

Current OwnerU S BANK NATIONAL
ASSOCIATION TRUSTEE

7105 CORPORATE DR

PLANO
TX 75024**General Information**

Living Units 1

Neighborhood 1335

Alternate Id

Vol/Pg

District COS

Zoning R1

Class RESIDENTIAL

**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	10,000			37,200
Total Acres: 0.2296				

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Assessment Information

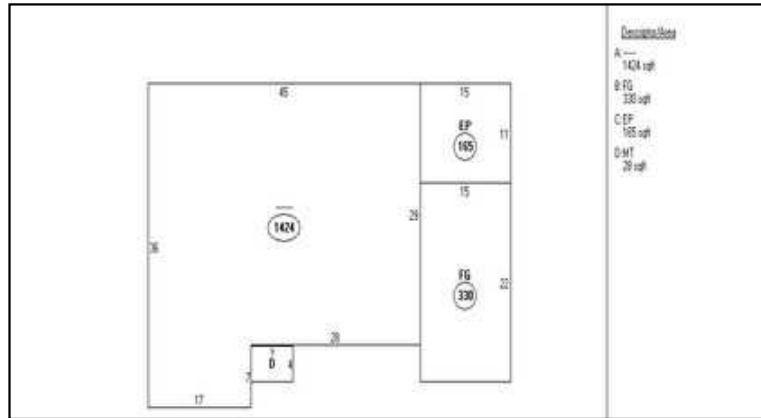
	Assessed	Appraised	Cost	Income	Market
Land	37,200	37,200	37,200	0	37,200
Building	109,900	113,400	104,600	0	113,400
Total	147,100	150,600	141,800	0	150,600

Value Flag MARKET APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2010-06-28	170,676	LAND + BLDG	18353/283	U S BANK NATIONAL ASSOCIATION TRUSTEE	FRASER MONICA E
2003-10-31	165,000	LAND + BLDG	13737/0585	FRASER MONICA E	GRAVEL LIONEL L & DOLORES C

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Dwelling Information			
Style	RANCH	Year Built	1960
Story height	1.00	Eff Year Built	0
Attic	NONE	Ground Floor Area	1,424
Exterior Walls	ASBESTOS	Amenities	
Masonry Trim		Total Living Area	1,424
Color	YELLOW		
Basement			
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling			Fireplaces
Heat Type	BASIC	Stacks	0
Fuel Type	OIL	Openings	0
System Type	WARM AIR	Pre-Fab	0
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	0	Half Baths	1
Kitchens		Extra Fixtures	0
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	NO	Bath Remod	NO
Adjustments			
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
Grade & Depreciation			
Grade	C+	Market Adj	0.00
Condition	AVERAGE	Functional	
CDU	GOOD	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	T/LA	Style	Yr Built	Grade
090300021	2014-05-05	168,000	1,196	3	1956	C+
090300070	2013-06-26	180,000	1,404	2	1956	C+
025900079	2013-07-26	170,000	1,550	3	1956	C+
103600697	2013-06-21	184,900	1,670	3	1959	C+
013000013	2013-10-07	144,500	1,399	3	1957	C